



50 Moor Park Road, Hereford, HR4 0RR



Sunderlands
Residential Rural Commercial



**50 Moor Park Road
Hereford
HR4 0RR**

Summary of Features

- Detached bungalow
- Three bedrooms
- Sought-after residential location
- Garage and parking
- Modernisation required
- No onward chain

Asking Price £280,000

Located in the sought-after area of Moor Park Road, Hereford, this charming detached bungalow presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a single bathroom, providing essential amenities for everyday living. While the property does require some modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. The potential for transformation is significant, allowing you to craft a home that truly reflects your vision. Outside, the property boasts parking for two vehicles, ensuring convenience for you and your guests. Additionally, a garage provides extra storage or the possibility of a workshop, catering to various needs.

Location

Three Elms is a well-established, leafy suburb of the city, offering the perfect blend of tranquillity and convenience. Residents enjoy excellent local amenities close at hand, including a traditional butcher, a general store, and a welcoming public house. A regular bus service provides swift connections to the vibrant city centre, while reputable local schools are within easy reach, making the area ideal for families.

Accommodation

Accommodation comprises: entrance hall providing access to all rooms within the bungalow, including a living/dining room, fitted kitchen, bathroom, two double bedrooms, and a single bedroom.

Entrance hall

Providing access to all rooms:

Living/dining room

A spacious dual-aspect room with windows overlooking both the front and rear of the property, offering space for both living and dining, and featuring an electric fire.

Kitchen

The kitchen is fitted with a range of matching wall and base units, providing practical storage throughout. There is space for a freestanding electric or gas oven

with hob, a sink and drainer unit is set beneath a rear-facing window, allowing for plenty of natural light, and there is additional space available for further white goods.

Bedroom one

A double bedroom with fitted wardrobes, window over the rear aspect and space for free standing furniture.

Bedroom two

A double bedroom with fitted cupboard and front facing window.

Bedroom three

A single bedroom with fitted cupboard, and rear facing window over the patio garden.

Bathroom

Fitted with a three piece suite to include, wash hand basin, low level WC and walk in shower.

Outside

Externally, the property benefits from gated driveway parking and a front patio area. To the rear and side is a garden featuring a shed and greenhouse, with areas laid to lawn and patio, providing spaces for outdoor entertaining and relaxation.

Services

Mains gas, electric, water and drainage are connected to the property.

Herefordshire Council Tax Band - D

Tenure - Freehold

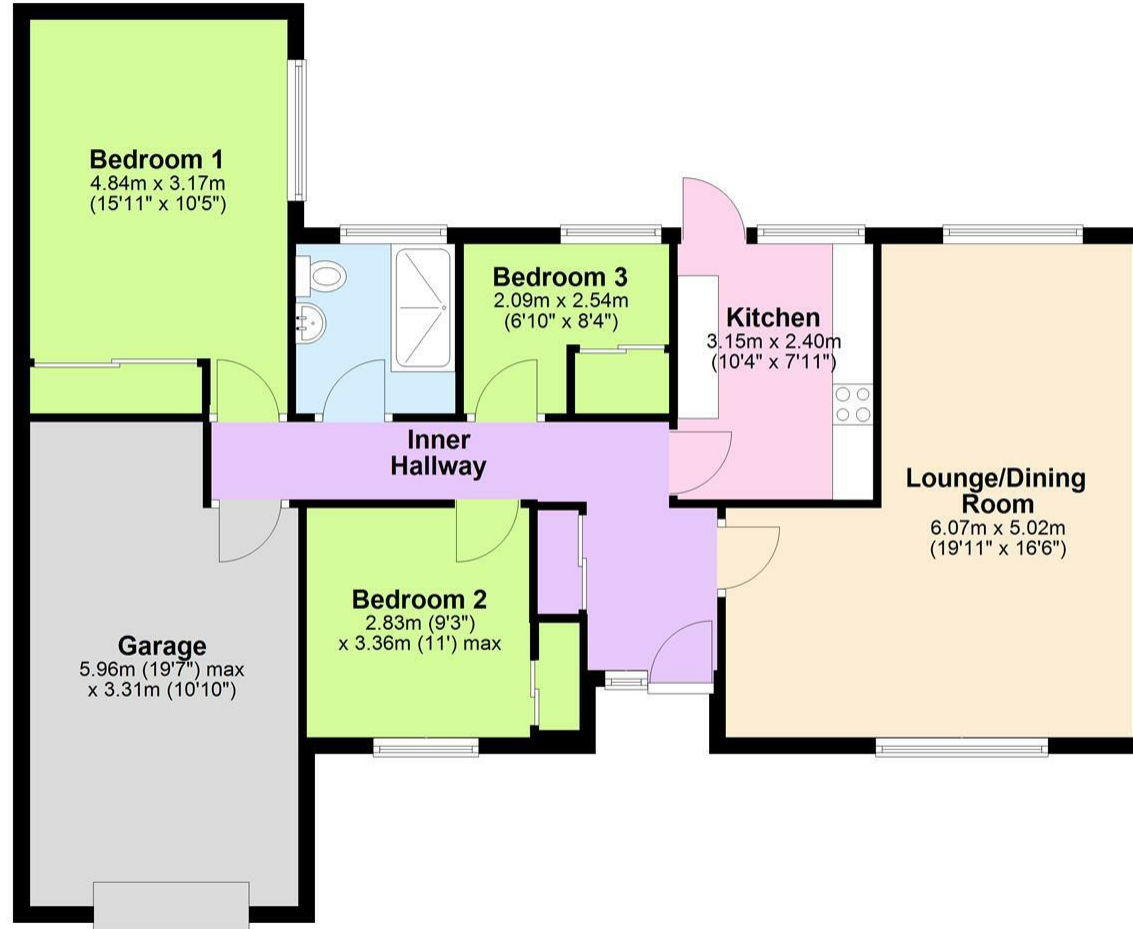
Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





Ground Floor



Total area: approx. 96.6 sq. metres (1039.6 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.